

# 2/6 Foote Court, Nerang, Qld 4211



## Duplex/Semi-detached For Sale

Thursday, 1 February 2024

2/6 Foote Court, Nerang, Qld 4211

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Duplex/Semi-detached**



Andrew Davidson  
0755960055

## Offers Over \$650,000

This charming single level duplex is the perfect opportunity for first-time buyers or downsizers looking for a comfortable and low-maintenance home in the centre of the Gold Coast. Being a semi-detached house means that there are no body-corporate fees to pay; and with a rental appraisal of \$650-670 pw, it makes for good rental returns for an investor. The property is presently vacant, so you can move straight in. Vacancy rates are low in the area, so easy to rent if you're looking for a tenant. Featuring 2 bedrooms and 1 bathroom, this property offers a cozy and functional living space. The open-plan layout seamlessly connects the living room, dining area, and kitchen, creating a warm and inviting atmosphere. The kitchen is equipped with all the essentials, making cooking and entertaining a breeze. The property also boasts a single garage with internal access, providing secure parking for your vehicle and additional storage space. With the driveway & double gate access to the yard there is plenty parking for more vehicles. Features Included: • Renovated Kitchen • New Hybrid Flooring and Carpets • New Lights & Ceiling Fans • Fully Fenced Yard with Side Access • Laundry Area • Air-Conditioned Living Area • Built-in Robes & Ceiling Fans in Bedrooms • Dual-Access Bathroom • Garden Shed

Situated in a quiet cul-de-sac and convenient location, this property is a short stroll to riverside parklands, shops, and amenities. With easy access to nearby roads, commuting to work or exploring the surrounding areas is a breeze. The price guide for this property is Offers Over \$650k, offering exceptional value for a duplex in this sought-after area. Don't miss out on this fantastic opportunity to secure your own piece of paradise. Come along to one of our scheduled viewing this week and meet Andrew Davidson and the team from Raine & Horne Nerang. Or alternatively, wait till next week and miss out.

Disclaimer: In preparing this information, we have used our best endeavors to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective buyers should make their own enquiries to verify the information contained herein.